

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	88.42 %	93.07 %	12	92.07 %	19	22	
% of Funds Disbursed	82.50 %	88.79 %	10	84.14 %	31	34	
Leveraging Ratio for Rental Activities	5.17	3.06	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	56.38 %	92.14 %	11	81.45 %	7	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.42 %	84.48 %	5	69.74 %	87	84	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.14 %	82.26 %	12	80.97 %	18	20	
% of 0-30% AMI Renters to All Renters***	22.86 %	47.50 %	12	45.50 %	11	13	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.52 %	98.24 %	8	95.55 %	53	54	
Overall Ranking:			In State:	11 / 12	Nationally:	27 32	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,861	\$18,251		\$26,831	420 Units	50.00 %	
Homebuyer Unit	\$8,552	\$15,010		\$15,029	347 Units	41.30 %	
Homeowner-Rehab Unit	\$33,050	\$15,454		\$20,806	73 Units	8.70 %	
TBRA Unit	\$0	\$2,088		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,789	\$73,938	\$37,592
State:*	\$64,696	\$75,267	\$19,631
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	3.3 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.7	2.0	2.7	0.0	Single/Non-Elderly:	34.7	13.8	23.3	0.0
Black/African American:	98.3	96.0	87.7	0.0	Elderly:	5.5	0.9	26.0	0.0
Asian:	0.0	0.0	1.4	0.0	Related/Single Parent:	45.9	54.5	27.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.1	21.6	12.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.8	8.9	11.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.7	1.2	8.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.4	13.8	37.0	0.0	Section 8:	9.8	0.0 [#]		
2 Persons:	25.4	24.5	20.5	0.0	HOME TBRA:	0.2			
3 Persons:	24.2	24.8	8.2	0.0	Other:	14.4			
4 Persons:	12.0	21.0	12.3	0.0	No Assistance:	75.6			
5 Persons:	5.5	9.5	12.3	0.0					
6 Persons:	2.4	3.5	5.5	0.0					
7 Persons:	0.2	2.3	2.7	0.0					
8 or more Persons:	0.0	0.3	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			20	

* The State average includes all local and the State PJs within that state

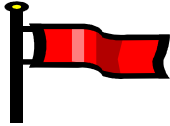
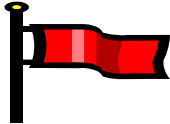
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary State: IN Group Rank: 27
 (Percentile)
 State Rank: 11 / 12 PJs Overall Rank: 32
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	56.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	89.42	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	3.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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